

## **ARMORY PARK HISTORIC ZONE ADVISORY BOARD**

**Tuesday, July 21, 2015, 7:30 pm  
St. Andrew's Church Parish Hall  
S. Fifth Avenue & E. 16<sup>th</sup> Street  
Tucson, Arizona**

### **LEGAL ACTION REPORT**

**1. Call to Order:** the meeting was called to order at 7:31 pm.

**2. Introduction of members and guests:**

**Members present:** Mark Crum, Marty Diamond, Bill Duffy, Phyllis Factor, Esthermarie Hillman, Martha McClements, Jack McLain, and Nadine Rund.

**Members absent:** Rand Carlson, Michael Lex

**Guests:** Leo Katz, John Munic, Rochelle Rubin. Michael Taku

**3. Approval of previous meeting minutes:**

Mark Crum moved and Phyllis Factor seconded a motion to approve the minutes as amended. The amendment was to include the name of Bill Duffy as present at the meeting. Motion carried.

**4. HPZ-15-52 – 537 S. Fourth Avenue: Replace roof, porch addition, access ramp.**

The property representative presented plans for replacing the current roof with asphalt shingle of an approved brown color. Decorative features were proposed for the front porch between the existing newel posts. An enclosed porch addition with a small lavatory was proposed for the rear of the house. The windows, roof line and siding materials were all considered appropriate for the existing house. The profile of the house would remain unchanged. A handicap access ramp was proposed for the rear of the house going from the rear door and curving around to the side of the house.

**Action Taken:** Esthermarie Hillman proposed and Mark Crum seconded a motion that "Relative to HPZ-15-52, the Board recommends that the plans be approved as presented". Motion carried.

**5. HPZ-15-53 – 843 S. Second Avenue: Remodel, Veneer, Windows, Door Replacement – Work began without review and currently under stop work order and zoning violation.**

This property is currently under a zoning violation and a stop work order. A small historic adobe shed was demolished and removed without permission and many changes were made to the front of the property without going through the historic review process.

The property owner and his representative presented plans for what they had already done and also presented the original plans that came with the house when it was built approximately ten years ago.

The major concern was the removal of a wood double hung window on the front of the house and the replacement with a very large picture window. Also the door had been removed, the door space enlarged, and an inappropriate door installed. Concerns were raised also about the front wall and a low wall covered with round rocks.

Much discussion concerned the windows and doors, which had significantly changed the front appearance of the house, were too large and out of line and not considered appropriate. An example of appropriate double hung windows for such a large space exists directly across the street from this property. The owner was directed to these windows.

**Action Taken:** Esthermarie Hillman proposed and Mark Crum seconded a motion that “Relative to HPZ-15-53, the height of the new south window be brought down so that it matches the north window as per the pre-existing plans, and that the large window space be filled with two wood double hung windows of the same proportionality, material and style of the existing windows”. Motion carried.

Much discussion concerned the new door in an enlarged door space. The current new door was not considered appropriate. Suggestions were made and the following action was taken:

**Action Taken:** Esthermarie Hillman proposed and Marty Diamond seconded a motion that “Relative to the changed door, the size of the enlarged space may remain, but the door must be changed to resemble a more appropriate door – this would involve filling in the bottom two windows in the door, removing the mullion from between the top two windows and turning that into one large window like many in the neighborhood.” Motion carried.

Concerning the new front block and wrought iron fence, the following action was taken:

**Action Taken:** Esthermarie Hillman proposed and Marty Diamond seconded a motion to “stucco the block wall in front to match the house and place the same caps on the pillars as are on the small rock wall closer to the house”. Motion carried.

**APHZAB July 21, 2015, LAR Page 3**

Discussion occurred concerning the small rock walls in front of the house, however the original plans did not have sufficient detail nor did the original discussions of the plans years ago specify clearly enough what type of rocks were to be used. While several board members did not consider these rocks to be appropriate, they will remain.

**6. Discussion of APHZAB administrative issues.**

- a. Discussion of mitigation which will be coming to the Armory Park Neighborhood Association as a result of the difficult situation with the Downtown Motor Hotel.
- b. Discussion of the letter which will be sent out to all home owners in the Armory Park Historic district informing them of how the historic review process works and their obligations as owners in a historic district.
- c. Discussion of logistics of sending out this letter and distribution of labels. A copy of the labels will be provided to Phyllis Factor who maintains the data base of names for the Neighborhood Association.
- d. Discussion of the need to inform all members of the Advisory Board when a minor review is to be held, although preference in attendance at minor reviews will be given to newly elected members.

7. **Call to the Public:** No public was present to call.

8. **Adjournment:** the meeting was adjourned at 9:30 pm.

Minutes recorded and transcribed by Nadine Rund., Secretary